

Villa Luce di Sicilia

Avola

HOUSE SURFACE	830 sqm
LAND SURFACE	3.5 ha
UNIT	2
BEDROOMS	5
BATHROOMS	5
VIEW	Sea, City, Etna
WATER	si
ELECTRICITY	si



Building plot in Avola with approved plans: a contemporary villa between the sea and Mount Etna

A beautiful building plot with approved plans is for sale in Avola: Avola | Sant'Elia, a contemporary villa set within approximately 3.5 hectares of land, in a panoramic location between Avola, Noto and the coast, with views of the sea and Mount Etna. The design is conceived as a discreet, material-focused architecture, deeply integrated into the Mediterranean landscape: low-rise volumes, clean lines and warm materials, designed to blend with the site's natural topography and enhance the horizon.

The residence is designed to allow the panorama to be experienced continuously: the orientation towards the sun, the views and the topography of the land guide the composition of the spaces, creating a constant dialogue between interiors, patios, courtyards and gardens. The result is a quiet, panoramic 'retreat' in south-eastern Sicily, ideal as a high-profile private residence or an exclusive property investment.

Spaces between courtyards and patios: swimming pool, porticoes and panoramic outdoor living

The property comprises a main villa with 610 m² of covered floor area and a 220 m² annexe, totalling 830 m² of covered space. The rooms are arranged around courtyards and sheltered pathways, with a layout that prioritises privacy, comfort and everyday usability. The design features living and dining areas conceived with an indoor-outdoor approach, with porticoes and patios extending the home outwards, creating shade, perspectives and scenic spaces. The presence of the swimming pool and dedicated outdoor areas makes the residence perfect for experiencing the home in harmony with nature, offering relaxation, conviviality and panoramic views.

The architectural style is contemporary and Mediterranean: openings

designed to frame the landscape and the sea, warm materials, compact volumes and elegant proportions. A very practical and important aspect: the electrical and water connections are already in place, facilitating the start of the project. The strategic location ensures easy access to nearby towns and the coast, making this a unique investment opportunity to create a prestigious residence in Sicily.

PRICE

980,000.00 €

Caratteristiche

- Garden
- Pool
- Mediterranean Essences
- Panoramic
- Sea View
- Peaceful Location
- Top of the hill
- Great for building a villa

